



16 Oakfield Drive, Mirfield, WF14 8PX  
£565,000

bramleys



Situated on an ever popular and sought after development is this spacious and impressive detached house. The extended accommodation has been much improved and upgraded by vendor and absolutely must be viewed to appreciate this ideal family home. Having a versatile layout based over three floors, the property boasts 5 bedrooms, has three bathrooms and a fantastic family kitchen/dining living room plus a further cinema/lounge and an office. Featuring quality fixtures and fittings throughout including a contemporary kitchen with high spec integrated appliances and modern bathrooms, this property could be immediately occupied. Located on a good sized plot with double driveway parking, enclosed rear garden and larger than average integral garage with charging port. Having well regarded schooling nearby, along with local amenities and major road and rail links - this property is ideally positioned for any purchaser.





## GROUND FLOOR

### Entrance Hall

Accessed via an exterior door and having solid wood flooring, a central heating radiator and under stair storage space. A staircase leads to the first floor accommodation.

### Bedroom 5/Gymnasium

19'8" x 9'4" (5.99m x 2.84m)

A spacious and versatile room with a uPVC front window and a central heating radiator. There are spot lights to the ceiling, laminate flooring and a door leading into the walk-in store.

### Walk-in Wardrobe/Storage Room

7'4" x 7'0 (2.24m x 2.13m)

Providing useful storage space and having a central heating radiator.

### Shower Room

Furnished with a walk-in shower, a wall hung wash basin and a low flush WC. There is full tiling to the walls and floor, and a ladder style radiator.

### Garage

19'7" x 11'8" (5.99m x 3.56m)

A spacious garage which houses the central heating boiler, has utility plumbing and an 7kw EV electric charging point. There is an electric front door and internal access door into the entrance Hall.

## FIRST FLOOR

### Landing

A galleried landing with a uPVC window to the front elevation. There are ceiling spotlights and a further staircase which leads to the upper floor accommodation.

### Office

9'8" x 9'5" (2.95m x 2.87m)

Located to the front, another versatile room with a uPVC window, a central heating radiator and solid wood flooring.

### Living Room/Cinema Room

19'7" x 11'8" (5.99m x 3.56m)

A spacious room, currently used as a cinema room, having a uPVC window to the front and a central heating radiator. solid wood flooring. To one wall there is a fireplace with hearth and inset fire and folding doors lead into the family kitchen.

### Family/Dining Kitchen

27'7" x 23'3" max (8.41m x 7.09m max)

Forming the extension, this fantastic open plan room provides an ideal family living space which incorporates a modern kitchen area, along with dining and entertaining space. The kitchen area is fitted with a comprehensive range of units with sink unit and has two built in Neff ovens, a fridge freezer with ice machine, a dishwasher and wine fridges. A feature island has a four ring induction hob with extractor hood over, additional storage and provides relaxed eating space. The kitchen area is open plan into a good sized dining space with a side uPVC window and ceiling spotlights. The family living area is spacious and has direct access to the rear garden with two sets of bi folding doors and skylight windows provide ample natural lighting.

## SECOND FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

12'0" x 9'3" (3.66m x 2.82m)

Located to the rear, having built-in wardrobes to one wall, along with a uPVC window and a central heating radiator. A door leads into the en suite shower room.



### En suite Shower Room

Having a walk-in shower, wash basin and a low flush WC. There is tiling to both the walls and floor, together with a uPVC window.

### Bedroom 2

11'7" x 11'4" (3.53m x 3.45m)

With a uPVC front window, ceiling spotlights and a central heating radiator.

### Bedroom 3

10'6" x 8'6" (3.20m x 2.59m)

Another double room, fitted with a central heating radiator and a uPVC window with views to the front.

### Bedroom 4

8'4" x 8'0" (2.54m x 2.44m)

Overlooking the rear, having a central heating radiator and a uPVC window.

### Bathroom

A luxury bathroom having a jacuzzi bath with shower attachment, a wall hung wash basin and a low flush WC. There is complementary tiling to the walls and floor,, a ladder style radiator and a uPVC window.

### OUTSIDE

To the front of the property there are two driveways, providing ample off road parking along with a grassed frontage. One driveway leads to a spacious integral garage with electric door and electric charging port. To the rear, there is a pleasant enclosed garden with a decked area with steps leading onto a lawned garden.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave the centre of Mirfield via Huddersfield Road in the direction of Huddersfield. Turn left at the traffic traffic lights onto Station Lane, at the mini roundabout turn right and then right again into Calder Road, in front of the Flowerpot P.H.

Turn left on to Marshall Street and upon reaching Oakfield Drive, turn left, where the property will be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

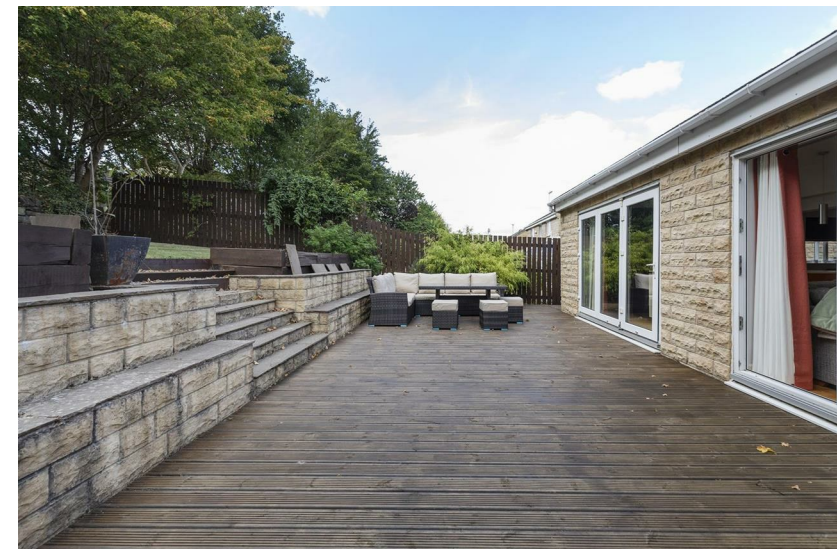
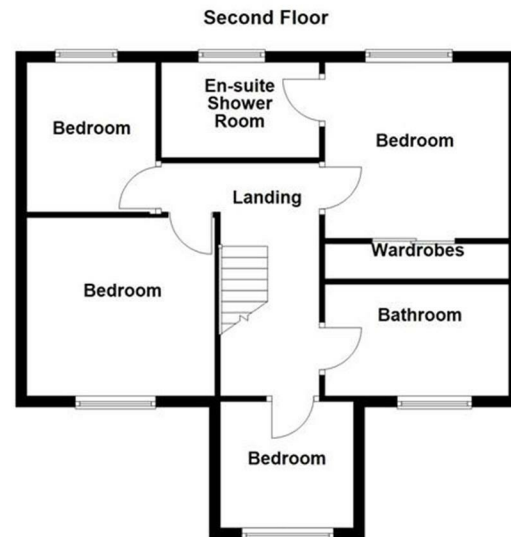
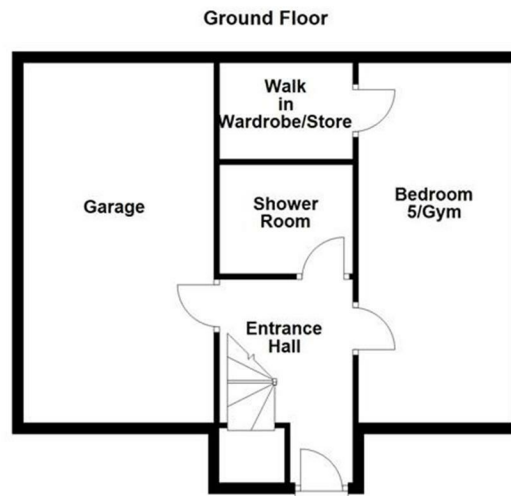
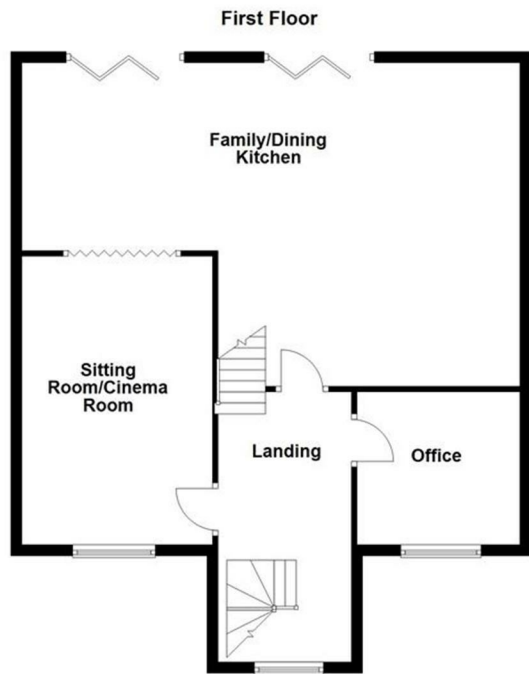
Please call our office to book a viewing on 01484 530361.











**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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